

## COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14194/3853	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.2161
1. LOCATION	St. Johns Road, Fairview Commons, Clondalkin <span style="float: right; font-size: 2em;">S</span>		
2. PROPOSAL	533 houses/shops, church and school		
3. TYPE & DATE OF APPLICATION	TYPE P.&O.P.	Date Received 3rd Sept. 1976	Date Further Particulars (a) Requested 1. .... 2. .... (b) Received 1. .... 2. ....
4. SUBMITTED BY	Name A. S. Tomkins Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Crossspan Developments Ltd. Address Moy House, 44 Belvedere Place, Dublin 1.		
6. DECISION	O.C.M. No. P/3672/76 Date 29/10/76		Notified 1st November, 1976 Effect Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 16/11/76 Type 1st Party		Decision 7th March, 1977 Effect Permission Granted (A)** Effect Permission Refused (B)**
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.	** (A) Sites 79-104, 105-114, 153-160, 161-176, 183-199, 200-207 inclusive. ** (B) Remainder of development.		
Prepared by .....		Copy issued by .....Registrar.	
Checked by .....		Date .....	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. ....	

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,  
46-49 Dame Street,  
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:

~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: A. S. Tomkins,  
308 Clontarf Road,  
Dublin 3.

Register Reference No: E.2161..

Planning Control No: 14194/3853.

Application received: 3/9/76

APPLICANT: Crossspan Developments Ltd.

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/3672/76 dated 29th October, 1976, decide to refuse:

~~OUTLINE PERMISSION~~ PERMISSION; ~~APPROVAL~~

for Proposed residential development (533 houses) at St. Johns Road, Fairview  
Commons, Clondalkin, Co. Dublin.

for the following reasons:

1. The proposed development is contrary to the proper planning and development of the area in that a large part of the site is located in an area which is zoned "P" - to provide for the further development of agriculture. Housing development in this area would be contrary to this zoning objective and militate against the preservation of the rural environment.
2. The proposed development is premature as an Action Plan for this area has not been finalized and road patterns have not been firmly established. In this regard a number of interdepartmental discussions have taken place, including discussions with the Community Council to determine the most suitable location for the major road traversing the site. These negotiations are nearing finalization and it appears that the major road will not be located exactly as shown on lodged plans.
3. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic on the laneway which is completely inadequate in width and has no footpaths or public lighting. The junction of St. Johns Road with Boot Road is also inadequate to cope with the traffic that would be generated by a 533 house development.
4. There are no public piped water or sewerage facilities available to serve the proposed development in those areas zoned for agricultural purposes only in the Development Plan.

Continued/overleaf.

Signed on behalf of the Dublin County Council: *MK*

Date: 1st November, 1976

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

Continued/

Reg. Ref. No. K.2161

Order No. P/3672/76

5. The proposed development would be premature by reason of the said existing deficiency in the provision of water and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

6. The applicant shows a layout which would indicate residential development on lands not in the applicant's ownership and part of which may be reserved as public open space. The applicant has not indicated that he has the necessary control over land not in his ownership to implement his proposed layout.

7. All watermains are not in accessible locations such as open spaces pedestrian way etc., All watermains must be 8-metres from buildings and 5-metres from other services.

Note: In view of the prematurity of this development a detailed analysis of the layout has not been carried out nor has an assessment of the adequacy or suitability of proposed public open space areas been made. Small areas of open space adjacent to roads are unacceptable as public open space.

  
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for Senior Administrative Officer

Dated: 1st November, 1976.